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MINUTES OF MEETING
BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District was held Monday, August 10, 2026 at 6:00 p.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

Lacy Reynolds	Chairperson
Stephanie McKinney *by phone*	Vice Chairperson
Joel Brighton	Supervisor
Joseph Largen	Supervisor
Taner Nierengarten	Supervisor

Also present were:

Matt Biagetti	District Manager
Wes Haber *by phone*	District Counsel
Pong Lanh *by phone*	District Engineer
Terry Glynn	GMS
Danelle DeMarco	GMS
Andy Antonopoulos	GMS
Daniel Bauman	Brightview
Emily Geoghagan	St. Johns Homeschool Enrichment
James Loggins	Sporting JAX
Ricky Caplin	Sporting JAX

The following is a summary of the actions taken at the August 10, 2026, Bartram Springs Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Biagetti called the meeting to order at 6:00 p.m. and called the roll. Five Supervisors were in attendance constituting a quorum.

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SECOND ORDER OF BUSINESS Audience Comments

Mr. Biagetti opened the audience comment period for agenda items only. Residents asked procedural questions regarding when public comments could be made during the meeting, and staff clarified that comments on non-agenda CDD matters could be made during general audience comments. There were no audience comments.

THIRD ORDER OF BUSINESS Recognition of Staff Member of the Month

Ms. DeMarco presented Hudson West as the Staff Member of the Month and noted that he began as a lifeguard last year before transitioning to a camp counselor this year. Hudson was recognized for his success with the campers, his ability to balance attention, focus, and direction, and the strong connections he developed with the children. Staff also noted the positive impact of having young male counselors available to connect with the boys at camp and thanked Hudson for helping make the summer camp program special.

FOURTH ORDER OF BUSINESS Approval of Minutes of the July 20, 2026, Meeting

Mr. Biagetti presented the minutes from the July 20, 2026, Board of Supervisors meeting and asked for any comments, questions, or corrections. With no comments, questions, or corrections, the Board approved the July 20, 2026, meeting minutes as stated.

On MOTION by Ms. Reynolds, seconded by Mr. Largen, with all in favor, the Minutes of the July 20, 2026, Meeting, were approved.

FIFTH ORDER OF BUSINESS Staff Updates

A. Engineer – Report

Mr. Lanh reported there were no engineering updates for the Board.

B. Brightview

1. Landscape/Irrigation Report

2. Quality Site Assessment

The Brightview representative provided an update on landscape maintenance throughout the District. Tree trimming was underway but was temporarily interrupted by weather and was expected to resume the following day. Trimming around the truck area had been completed, and

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crews continued addressing meeting islands, visibility areas, tree roots, and cleanup along Bartram Springs Parkway. Staff also reported that recent turf herbicide treatments were beginning to show results.

The Board discussed the importance of coordinating landscape work around school drop-off and pick-up times due to increased traffic and pedestrian activity and requested that crews avoid those peak periods when possible. BrightView reported that the property was progressing well during the peak growing season and that additional crews were being utilized as needed to maintain service levels.

The Board also discussed unfinished restoration associated with prior irrigation work, including exposed roots, dirt piles, and areas affected by utility lines. BrightView was asked to ensure that completed work areas are fully restored and that landscaping affecting visibility and sight lines is promptly maintained. Supervisor McKinney joined the meeting by phone and commented that the landscaping had improved significantly. Staff also agreed to coordinate with the appropriate crew regarding an additional tree limb affecting visibility near the school zone.

SIXTH ORDER OF BUSINESS Discussion Items

A. Enrichment Program by Emily Geoghagen

Mr. Biagetti presented a proposed enrichment program for homeschooled students utilizing District facilities. The program would initially be offered one day per week and would include four classes, such as basketball and other athletic activities. Discussion focused on ensuring the program primarily benefits Bartram Springs residents, use of the facilities by non-residents, potential impacts on existing community activities, staffing requirements, and the ability of GMS staff to accommodate the program. The program representative advised that resident families would receive priority enrollment and indicated that outreach had already generated interest among Bartram Springs families. The Board expressed support for maintaining a strong resident participation level and discussed monitoring enrollment and participation during the first year.

The Board also discussed facility use and revenue sharing. The proposed cost was $150 per child for the 25-day program, with an additional $150 facility fee and a 10% revenue share to the District. The anticipated start date was August 25th. The Board discussed having an agreement prepared prior to the start of the program and authorizing the Chair to execute the agreement between meetings once finalized. The program representative confirmed that the necessary certificate of insurance would also be provided.

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On MOTION by Ms. Reynolds, seconded by Mr. Largen, with all in favor, St. Johns Enrichment Program, with the Final Program Date and Agreement to be Determined and Authorize the Chair to Execute the Agreement once Finalized, was approved.

A. Sports Jacksonville Swimming

Representatives from Sports Jax Swimming presented a proposal to establish a community swim program and discussed the potential partnership with the District. The Board discussed the proposed use of the competition pool, including lane availability, resident access, lap swimming, swim practices and meets, parking, staffing, and the possible impact on other community activities and amenity reservations. The representatives emphasized that the program would be intended to complement the community and provide additional recreational opportunities for residents rather than limit existing resident use.

The Board and audience discussed concerns regarding increased use of the competition pool, particularly if the pool is heated or chilled, and the potential effect on residents who currently use the pool for lap swimming. Additional discussion included the need to consider actual pool and lane usage, reservation statistics, maintenance and operating costs, and the possibility of accommodating the program through scheduling and other operational measures. It was noted that reservation data alone may not fully reflect resident pool usage.

The Board discussed obtaining resident input before proceeding. Sports Jax Swimming agreed to prepare a draft community survey for Board review. The anticipated process would allow approximately one week for preparation of the draft survey, one week for Board review and comments, followed by distribution to residents. The Board encouraged residents to participate in the survey and share it with their neighbors so the Board could receive broader community feedback. The Board noted that the survey should address the overall potential impact of the program and not focus solely on swimming. Following receipt of the survey results and additional information, the Board will further consider the proposal and potential partnership.

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SEVENTH ORDER OF BUSINESS Update Regarding Comcast Revenue

Mr. Biagetti presented an update regarding the Comcast revenue share. Staff reported that Xfinity submitted a revenue share payment in the amount of $5,369.20. The check was received by the District's office and will be deposited during the week.

EIGHTH ORDER OF BUSINESS Staff Updates

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber discussed the Atlantic Coast High School swim team's request to continue using the District's pool. Counsel explained that the School Board declined to execute the District's standard agreement requiring insurance coverage and indemnification and instead provided a letter stating that the School Board is self-insured. Counsel advised that accepting the letter would provide the District with less protection than the original agreement because the District would not be named as an additional insured and would not receive the same indemnification protections.

The Board discussed the potential liability associated with swim practices and the difference between the School Board's sovereign immunity/self-insurance protections and the insurance coverage contemplated under the District's standard agreement. Counsel noted that although both parties are governmental entities and the School Board's proposal provides some protection, it represents a greater assumption of risk by the District than the original agreement. The Board also discussed the benefit of allowing Atlantic Coast students, including District residents, to use the pool and the availability of other facilities for the team.

Following discussion, the Board determined not to accept the School Board's proposed alternative at this time and to leave the matter with the Duval County School Board. Staff will advise the Board if the School Board responds or agrees to the District's requested terms.

B. District Manager

1. Goals and Objectives

Mr. Biagetti presented the proposed Fiscal Year 2027 goals and objectives, noting they were substantially similar to those adopted for Fiscal Year 2026. The goals included holding at least six regular Board meetings annually, properly noticing meetings through the newspaper and

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District website, completing the annual budget process, posting financial reports and agenda materials to the District website, and completing the annual independent financial audit.

> On MOTION by Mr. Nierengarten, seconded by Mr. Largen, with all in favor, Fiscal Year 2027 Goals and Objectives, was approved.

2. Fiscal Year 2027 Meeting Schedule

Mr. Biagetti presented the Fiscal Year 2027 meeting schedule, with meetings continuing the second Monday of the month. It was noted that meeting dates may be adjusted and properly noticed when necessary to accommodate scheduling conflicts.

> On MOTION by Mr. Nierengarten, seconded by Ms. Reynolds, with all in favor, Fiscal Year 2027 Meeting Schedule, was approved.

C. Amenity Management & Field Operations – Report

Mr. Glynn provided an update on current facility and grounds operations and thanked the Board for its feedback regarding Tico, BrightView, tree trimming, the field and pool-related matters. He reported that Lori's last day was the previous Friday; however, she would continue assisting remotely and had already scheduled Kids Night Out events for the remainder of the year and prepared a template for summer camp. Selena was expected to begin on August 19.

Mr. Glynn advised that the facility would serve as a polling location for the August 18 primary election and that arrangements were being made to secure and prepare the facility. Improvements near the front of the community were being temporarily delayed due to upcoming JEA test digging and vertical trenching, which could impact irrigation and landscaping. Staff was coordinating with Tico and planned to hold off on planting and other improvements until that work was completed. Agra Pro had completed sanding and aerating the field, with additional cleanup remaining in the parking lot. Staff also reported that Happy Days was performing well and noted that weekly updates and communication regarding ongoing operational matters would continue.

Ms. DeMarco provided an update on upcoming events and the transition from the summer schedule into fall programming. The End of Summer Celebration was scheduled for August 21. Lifeguard hours were being adjusted, with Friday hours changing to 5:00 p.m. to 8:00 p.m. and weekend hours to 10:00 a.m. to 8:30 p.m. Upcoming events included a Fall Festival planned for

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November 14, Halloween activities and a Jingle All the Way 5K scheduled for December 9. Friday evening food trucks were also being planned.

Ms. DeMarco discussed the transition following Lori's departure and preparations for Selena to begin. Lori was expected to return for the September meeting to provide a presentation summarizing summer camp, including financial information and other program details. Board members complimented the summer camp program and staff, noting the positive feedback received from participants and residents.

TENTH ORDER OF BUSINESS **Supervisor's Requests and Audience Comments**

Mr. Biagetti opened the meeting for Supervisor requests and audience comments. Mr. Biagetti there was no longer any audience members present.

Supervisor Brighton complimented the summer camp program and staff, noting the positive feedback received and his family's experience with the program. He discussed the continued workload associated with maintaining the aging community and suggested that additional staffing may need to be considered to prevent staff burnout.

Supervisor Brighton also discussed the appearance of areas where concrete had been ground down throughout the community and asked whether anything could be done to provide a more uniform appearance. Staff advised that similar areas in other Districts had been treated with a coating and would discuss possible options with Tico. He also raised a concern regarding a light near the school zone that was not functioning properly. Staff advised that the matter had been reported

Supervisor Nierengarten expressed appreciation for the communication and ongoing security improvements and looked forward to receiving an update on the final security measures. He offered assistance with developing questions for the proposed survey and suggested utilizing available technology to help create unbiased questions. He also encouraged staff to remain attentive to any unexpected issues associated with the start of the school year and thanked staff for their continued work. and would follow up with Tico to ensure the light was repaired.

Supervisor Largen complimented staff on the summer activities and raised a safety concern regarding vehicles failing to stop near the lake and Bart and Friends Parkway. He asked staff to explore whether a stop sign, additional signage, or other measures could be installed to improve safety at that location.

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Supervisor Largen also discussed the proposed resident survey and emphasized the importance of ensuring residents are aware of it and have an opportunity to participate before the Board makes decisions based on the results. The Board and staff discussed promoting the survey through temporary signs, email, QR codes, and other methods to increase participation. Supervisor Largen noted that adequate communication would help avoid residents being unaware of significant Board decisions and thanked staff for their work.

Chair Reynolds thanked staff and the Board for their work and emphasized the importance of staying on top of vendors and contracts. She acknowledged the increased community participation regarding the Sporting Jax discussion and encouraged continued resident involvement while reminding the Board that its members are ultimately responsible for making decisions in the best interest of the District.

Chair Reynolds advised that a Board seat would need to be filled in November because a current member had chosen not to seek another term. Staff confirmed that the Board may solicit interest or resumes from residents and ultimately appoint an individual to fill the vacancy. Chair Reynolds encouraged residents interested in serving to contact GMS.

Chair Reynolds also discussed recent maintenance concerns at Veterans Park following heavy rain, including excess sand being tracked into the parking area. She then addressed upcoming capital reserve projects, including pool furniture and the recently approved security improvements. She expressed concern regarding the ease with which amenity key fobs could potentially be copied and supported continuing to evaluate ways to identify and limit facility use by non-residents. She agreed that the pool furniture project was appropriately tabled while the larger security upgrade is completed and thanked staff for their continued communication and work.

ELEVENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet as of June 30, 2026, and Statement of Revenue & Expenditures for the Period Ending June 30, 2026

B. Assessment Receipt Schedule

C. Approval of Check Register

Mr. Biagetti reviewed the unaudited financial statements as of June 30, 2026, were reviewed. The District reported a capital balance of approximately $452,000 and a positive

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variance between General Fund revenues and expenditures of slightly over $100,000. The assessment receipt schedule reflected collections of 138.38%.

The check register totaling $127,472.66 was presented for approval. Chair Reynolds discussed a payment to Humbug Holiday Lighting and confirmed that the payment did not include an early-payment discount and that one additional payment of approximately $5,500 remained.

> On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, the Check Register totaling $127,472.66, was approved.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – September 14, 2026 @ 6:00 p.m. Bartram Springs Amenity Center**

Mr. Biagetti stated that the next scheduled meeting is on September 14, 2026, at 6:00 p.m. at the Bartram Springs Amenity Center.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

Mr. Biagetti asked for a motion to adjourn the meeting.

> On MOTION by Ms. Reynolds, seconded by Mr. Brighton, with all in favor, the meeting adjourned.

Signed by: Matt Biagetti EB6F002130068403...
Secretary/Assistant Secretary

Signed by: 322B2C95DA4B4EA...
Chairman/Vice Chairman